



# ***2013 City Hall and Ballpark Capital Improvement Plan and Related Relocation Plan***




September 18, 2012

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# Components of City Hall Relocation Plan and Related Capital Improvement Plan

	Component 1	Acquisition of new City Hall site and related parking lot
	Component 2	Plan, design, and construct Ballpark
	Component 3	IT relocation improvements, records/archiving and moving of staff and FF&E



## Component 1

**Acquisition of new City Hall site and  
related parking lot**



# Capital Acquisitions

## Purpose:

- To house City Administration and Information Technology

## Strategic Characteristics:

- Located near State offices; 911 District and near 801/11 Texas; parking lot across the street included Building in excellent condition with open floor plan and

## Base Purchase Price (without closing costs):

- \$11,000,000.00 building/\$3,000,000.00 parking lot

## Gross Square Footage:

- 85,394/\$128.81 per square foot

## Improvements Needed:

- Minimal due to condition of building



## 300 North Campbell (Building and Parking Lot)





# Capital Acquisitions

## Purpose:

- To house City Development and other customer service-oriented departments.

## Strategic Characteristics:

- Storefront area accessible from alley; ample customer parking in city-owned lot and streets; originally built in 1919 and good candidate for renovation; open floor plan.

## Base Purchase Price (without closing costs):

- \$2,300,000.00

## Gross Square Footage:

- 69,000/\$33.33 per square foot

## Improvements Needed:

- Significant improvements will need to be made to be ready for staff to move in.



## 801/811 Texas





# SUMMARY OF BUILDING COSTS

Building	Construction and related closing costs*
801/811 Texas	\$2,460,800
300 North Campbell	\$11,507,750
Parking Lot	\$3,140,800
Upgrades, renovations and furnishings for all facilities	\$11,005,000
<b>Total</b>	<b>\$29,238,924</b>
<b>Financed with Certificates of Obligation – Debt Tax Rate Impact: \$.0062</b>	

Annual Cost to Taxpayer: \$6.20  
based on a \$100,000 home



\*includes 2% for the A/E/C, 1% for Debt Insurance



## Component 2

**Plan, design, and construct Ballpark  
on City Hall site**





## Plan, Design and Construct the Ballpark

- Ballpark budget consists of
  - Planning and review of City Hall site
  - Consulting, architect and engineering costs
  - Designing the Ballpark
  - Demolishing and preparing the site for construction
  - Constructing the Ballpark



*Planned Budget  
is \$52 million*

*(includes 2% Public Art  
and 2% Bond Issuance  
Costs)*







# How is the Ballpark financed and who pays for it?

- **Goal was to minimize the impact to the taxpayers by seeking an alternative way to pay for the venue**
  - **2% HOT revenue – *new* revenue to the City if approved by voters**





# How is the Ballpark financed and who pays for it?

- The most cost effective way to finance the Ballpark is with the utilization of a 2% Hotel Occupancy Tax imposed on individuals occupying a hotel room in El Paso
  - This requires voter approval of a venue project to fund the project
  - Currently scheduled for vote on November 6, 2012





# How is the Ballpark financed and who pays for it? (continued)

- The 2% Hotel Occupancy Tax pays for approximately 72% of the cost of the Ballpark but this % increases over time if HOT growth materializes and therefore reduces the amount of dollars required from other sources



*What are the other sources?*





# How is the Ballpark financed and who pays for it? (continued)

- **Other Sources to support the debt of the Ballpark are:**
  - **Ticket Surcharge** charged to each ticket purchased by fans
  - **Rent** paid by the Team to the City for the stadium
  - **General fund revenues** that are generated by the presence of the Ballpark such as additional sales tax and parking revenues and other general fund revenues



*How does this work?*





# If HOT passes, Estimated *Revenues* Generated by 2% HOT and Ballpark-related Sources

	Fiscal Year	HOT revenues	Ticket Surcharge	Rent	General Fund Revenues					Total Revenues
					Sales Tax	Parking (1)	Parking (2)	Other	Offset of Water	
	2013	1,746,667	-	-	-	-	-	-	-	1,746,667
1	2014	2,620,000	218,396	200,000	179,805	24,000	132,000	-	(16,750)	3,357,451
2	2015	2,698,600	218,396	50,000	181,603	24,000	133,320	-	(16,918)	3,289,002
3	2016	2,779,558	218,396	50,000	183,420	24,000	134,653	-	(17,087)	3,372,940
4	2017	2,862,945	218,396	50,000	185,254	24,000	136,000	-	(17,258)	3,459,337
5	2018	2,948,833	218,396	50,000	187,106	24,000	137,360	-	(17,430)	3,548,265
6	2019	3,037,298	240,236	70,000	188,977	26,400	138,733	-	(17,604)	3,684,040
7	2020	3,128,417	240,236	70,000	190,867	26,400	140,121	-	(17,780)	3,778,260
8	2021	3,222,270	240,236	70,000	192,776	26,400	141,522	-	(17,958)	3,875,244
9	2022	3,318,938	240,236	70,000	194,704	26,400	142,937	-	(18,138)	3,975,076
10	2023	3,418,506	240,236	70,000	196,651	26,400	144,366	-	(18,319)	4,077,839
11	2024	3,521,061	266,443	92,000	198,617	29,040	145,810	-	(18,502)	4,234,469
12	2025	3,626,693	266,443	92,000	200,603	29,040	147,268	-	(18,687)	4,343,360
13	2026	3,735,494	266,443	92,000	202,609	29,040	148,741	-	(18,874)	4,455,452
14	2027	3,847,558	266,443	92,000	204,635	29,040	150,228	-	(19,063)	4,570,842
15	2028	3,962,985	266,443	92,000	206,682	29,040	151,731	-	(19,254)	4,689,627
16	2029	4,081,875	292,651	116,200	208,749	31,920	153,248	-	(19,446)	4,865,195
17	2030	4,204,331	292,651	116,200	210,836	31,920	154,780	-	(19,641)	4,991,077
18	2031	4,330,461	292,651	116,200	212,944	31,920	156,328	-	(19,837)	5,120,667
19	2032	4,460,375	292,651	116,200	215,074	31,920	157,891	-	(20,035)	5,254,075
20	2033	4,594,186	292,651	116,200	217,225	31,920	159,470	-	(20,236)	5,391,416
21	2034	4,732,011	318,858	142,820	219,397	35,040	161,065	-	(20,438)	5,588,753
22	2035	4,873,972	318,858	142,820	221,591	35,040	162,676	-	(20,643)	5,734,314
23	2036	5,020,191	318,858	142,820	223,807	35,040	164,302	-	(20,849)	5,884,169
24	2037	5,170,797	318,858	142,820	226,045	35,040	165,946	-	(21,057)	6,038,448
25	2038	5,325,921	318,858	142,820	228,305	35,040	167,605	-	(21,268)	6,197,281
26	2039	5,485,698	-	-	-	-	-	-	-	5,485,698
	2040	-	-	-	-	-	-	-	-	-
	TOTALS	101,008,971	6,682,918	2,505,100	5,078,281	732,000	3,728,102	-	(473,074)	121,008,964

*No other Revenues not directly attributable to ballpark*





If HOT passes,  
Estimated **Cost**  
to Finance  
Ballpark

				Total
Fiscal Year	Tax-Exempt	Taxable	Reserve Fund	Debt*
2013	-	-		-
2014	2,495,004	1,205,524		3,700,528
2015	2,495,129	1,207,139		3,702,268
2016	2,492,151	1,207,927		3,700,078
2017	2,491,698	1,207,818		3,699,516
2018	2,494,035	1,206,423		3,700,458
2019	2,493,480	1,208,794		3,702,274
2020	2,494,718	1,204,620		3,699,338
2021	2,492,960	1,209,098		3,702,058
2022	2,492,666	1,206,755		3,699,421
2023	2,493,825	1,206,950		3,700,775
2024	2,491,867	1,205,768		3,697,635
2025	2,491,672	1,207,936		3,699,608
2026	2,492,916	1,207,897		3,700,813
2027	2,490,626	1,206,066		3,696,692
2028	2,495,071	1,207,392		3,702,463
2029	2,490,857	1,206,555		3,697,412
2030	2,493,112	1,205,975		3,699,087
2031	2,491,442	1,208,319		3,699,761
2032	2,490,756	1,208,292		3,699,048
2033	2,495,730	1,205,892		3,701,622
2034	2,490,962	1,206,121		3,697,083
2035	2,492,183	1,207,881		3,700,064
2036	2,493,876	1,206,626		3,700,502
2037	2,495,791	1,207,356		3,703,147
2038	2,492,676	1,209,769		3,702,445
2039	2,494,531	1,208,565		3,703,096
2040	2,494,531	1,208,565	(3,705,560)	(2,464)
TOTALS	67,314,265	32,596,023	(3,705,560)	96,204,728







	Fiscal Year	Total Revenues	Total Debt	Coverage	Excess Revenues over Debt
	2013	1,746,667	-	-	1,746,667
1	2014	3,357,451	3,700,528	0.91	(343,077)
2	2015	3,289,002	3,702,268	0.89	(413,266)
3	2016	3,372,940	3,700,078	0.91	(327,138)
4	2017	3,459,337	3,699,516	0.94	(240,179)
5	2018	3,548,265	3,700,458	0.96	(152,193)
6	2019	3,684,040	3,702,274	1.00	(18,234)
7	2020	3,778,260	3,699,338	1.02	78,922
8	2021	3,875,244	3,702,058	1.05	173,186
9	2022	3,975,076	3,699,421	1.07	275,655
10	2023	4,077,839	3,700,775	1.10	377,064
11	2024	4,234,469	3,697,635	1.15	536,834
12	2025	4,343,360	3,699,608	1.17	643,752
13	2026	4,455,452	3,700,813	1.20	754,639
14	2027	4,570,842	3,696,692	1.24	874,150
15	2028	4,689,627	3,702,463	1.27	987,164
16	2029	4,865,195	3,697,412	1.32	1,167,783
17	2030	4,991,077	3,699,087	1.35	1,291,990
18	2031	5,120,667	3,699,761	1.38	1,420,906
19	2032	5,254,075	3,699,048	1.42	1,555,027
20	2033	5,391,416	3,701,622	1.46	1,689,794
21	2034	5,588,753	3,697,083	1.51	1,891,670
22	2035	5,734,314	3,700,064	1.55	2,034,250
23	2036	5,884,169	3,700,502	1.59	2,183,667
24	2037	6,038,448	3,703,147	1.63	2,335,301
25	2038	6,197,281	3,702,445	1.67	2,494,836
26	2039	5,485,698	3,703,096	-	1,782,602
	2040	-	(2,464)	-	2,464
	TOTALS	121,008,964	96,204,728		24,804,236

If HOT passes,  
Estimated  
Difference between  
the **Revenues** and  
the **Cost** to Finance  
Ballpark

Surplus of  
Ballpark related  
revenues and  
HOT revenues  
is \$24.804  
million





		Excess Revenues	Cumulative Excess	Breakdown of General vs HOT	
	Fiscal Year	over Debt	Revenues over Debt	General	HOT
	2013	1,746,667	1,746,667		1,746,667
1	2014	(343,077)	1,403,590		(343,077)
2	2015	(413,266)	990,324		(413,266)
3	2016	(327,138)	663,186		(327,138)
4	2017	(240,179)	423,007		(240,179)
5	2018	(152,193)	270,814		(152,193)
6	2019	(18,234)	252,580		(18,234)
7	2020	78,922	331,501	78,922	
8	2021	173,186	504,688	173,186	
9	2022	275,655	780,343	275,655	
10	2023	377,064	1,157,407	377,064	
11	2024	536,834	1,694,241	536,834	
12	2025	643,752	2,337,993	643,752	
13	2026	754,639	3,092,632	719,959	34,681
14	2027	874,150	3,966,782	723,284	150,866
15	2028	987,164	4,953,946	726,642	260,522
16	2029	1,167,783	6,121,729	783,321	384,463
17	2030	1,291,990	7,413,720	786,746	505,244
18	2031	1,420,906	8,834,626	790,206	630,700
19	2032	1,555,027	10,389,653	793,700	761,327
20	2033	1,689,794	12,079,446	797,230	892,564
21	2034	1,891,670	13,971,117	856,742	1,034,928
22	2035	2,034,250	16,005,366	860,342	1,173,908
23	2036	2,183,667	18,189,034	863,978	1,319,689
24	2037	2,335,301	20,524,334	867,651	1,467,650
25	2038	2,494,836	23,019,170	871,360	1,623,476
26	2039	1,782,602	24,801,772	-	1,782,602
	2040	2,464	24,804,236	-	2,464
	TOTALS	24,804,236	24,804,236	12,526,574	12,277,662

If HOT passes,  
Estimated  
Difference between  
the **Revenues** and  
the **Cost** to Finance  
Ballpark

General -\$12.526  
million

Excess HOT revenues -  
\$12.277 million – Goes  
back to Debt





## If the HOT fails, then General Fund picks up the difference between Ballpark-related Revenue and Debt payments

				General Fund Revenues					
	Fiscal Year	Ticket Surcharge	Rent	Sales Tax	Parking (1)	Parking (2)	Other	Offset of Water	Total Revenues
	2013	-	-	-	-	-	-	-	-
1	2014	218,396	200,000	179,805	24,000	132,000	2,755,833	(16,750)	3,493,284
2	2015	218,396	50,000	181,603	24,000	133,320	2,930,695	(16,918)	3,521,097
3	2016	218,396	50,000	183,420	24,000	134,653	2,987,577	(17,087)	3,580,959
4	2017	218,396	50,000	185,254	24,000	136,000	3,045,850	(17,258)	3,642,242
5	2018	218,396	50,000	187,106	24,000	137,360	3,118,999	(17,430)	3,718,431
6	2019	240,236	70,000	188,977	26,400	138,733	3,151,734	(17,604)	3,798,476
7	2020	240,236	70,000	190,867	26,400	140,121	3,140,871	(17,780)	3,790,714
8	2021	240,236	70,000	192,776	26,400	141,522	3,135,486	(17,958)	3,788,461
9	2022	240,236	70,000	194,704	26,400	142,937	3,129,865	(18,138)	3,786,003
10	2023	240,236	70,000	196,651	26,400	144,366	3,129,058	(18,319)	3,788,391
11	2024	266,443	92,000	198,617	29,040	145,810	3,072,025	(18,502)	3,785,433
12	2025	266,443	92,000	200,603	29,040	147,268	3,070,614	(18,687)	3,787,281
13	2026	266,443	92,000	202,609	29,040	148,741	3,063,544	(18,874)	3,783,503
14	2027	266,443	92,000	204,635	29,040	150,228	3,065,371	(19,063)	3,788,655
15	2028	266,443	92,000	206,682	29,040	151,731	3,060,379	(19,254)	3,787,021
16	2029	292,651	116,200	208,749	31,920	153,248	3,001,325	(19,446)	3,784,646
17	2030	292,651	116,200	210,836	31,920	154,780	2,997,400	(19,641)	3,784,146
18	2031	292,651	116,200	212,944	31,920	156,328	2,997,417	(19,837)	3,787,623
19	2032	292,651	116,200	215,074	31,920	157,891	2,995,925	(20,035)	3,789,625
20	2033	292,651	116,200	217,225	31,920	159,470	2,987,602	(20,236)	3,784,832
21	2034	318,858	142,820	219,397	35,040	161,065	2,931,412	(20,438)	3,788,154
22	2035	318,858	142,820	221,591	35,040	162,676	2,925,989	(20,643)	3,786,331
23	2036	318,858	142,820	223,807	35,040	164,302	2,922,304	(20,849)	3,786,282
24	2037	318,858	142,820	226,045	35,040	165,946	2,919,437	(21,057)	3,787,088
25	2038	318,858	142,820	228,305	35,040	167,605	2,911,973	(21,268)	3,783,333
26	2039	-	-	-	-	-	3,789,644	-	3,789,644
	2040	-	-	-	-	-	(12,874)	-	(12,874)
	TOTALS	6,682,918	2,505,100	5,078,281	732,000	3,728,102	79,225,455	(473,074)	97,478,781

Revenues needed →





	Fiscal Year	Tax-Exempt	Taxable	Reserve Fund	Total Debt
	2013	-	-		-
1	2014	2,279,537	1,213,747		3,493,284
2	2015	2,309,270	1,211,827		3,521,097
3	2016	2,371,339	1,209,620		3,580,959
4	2017	2,430,470	1,211,772		3,642,242
5	2018	2,505,872	1,212,559		3,718,431
6	2019	2,586,899	1,211,577		3,798,476
7	2020	2,577,319	1,213,395		3,790,714
8	2021	2,574,767	1,213,694		3,788,461
9	2022	2,573,815	1,212,188		3,786,003
10	2023	2,574,256	1,214,135		3,788,391
11	2024	2,576,090	1,209,343		3,785,433
12	2025	2,574,323	1,212,958		3,787,281
13	2026	2,574,058	1,209,445		3,783,503
14	2027	2,574,960	1,213,695		3,788,655
15	2028	2,576,938	1,210,083		3,787,021
16	2029	2,575,058	1,209,588		3,784,646
17	2030	2,574,358	1,209,788		3,784,146
18	2031	2,574,665	1,212,958		3,787,623
19	2032	2,575,817	1,213,808		3,789,625
20	2033	2,572,494	1,212,338		3,784,832
21	2034	2,574,606	1,213,548		3,788,154
22	2035	2,576,583	1,209,748		3,786,331
23	2036	2,573,079	1,213,203		3,786,282
24	2037	2,573,785	1,213,303		3,787,088
25	2038	2,573,285	1,210,048		3,783,333
26	2039	2,576,206	1,213,438		3,789,644
	2040	2,576,910	1,211,250	(3,801,034)	(12,874)
	TOTALS	68,556,759	32,723,056	(3,801,034)	97,478,781

If HOT *fails*,  
Estimated  
Difference between  
the **Revenues** and  
the **Cost** to Finance  
Ballpark

**Difference in  
cost to finance  
with HOT vs  
cost to finance  
with Lease  
Revenues is  
\$1,274,053**

**No excess revenues to fund  
debt or offset general fund  
expenses available**





## Component 3

### Relocation Costs

**(IT relocation improvements,  
records/archiving and moving of  
staff and FF&E)**



## SUMMARY OF RELOCATION

Type of Cost	Estimated Costs
IT Relocation	\$1,820,276*
Records/ Archiving	\$450,000
Moving Costs	\$1,650,000
<i>Totals</i>	<i>\$3,920,276</i>
<b><i>Costs Allocated from Unassigned General Fund Balance – No Tax Rate Impact for One-Time Use of Funds</i></b>	




*\*Net of CIP projects already budgeted*







# City Hall Relocation Plan and Related Capital Improvement Plan

	Component	Type of Project	Funded by:	Cost
	Component 1	Capital Improvement Plan Project	Debt funded by COs	\$29,238,924
	Component 2	Capital Improvement Plan Project	Revenue bonds funded by HOT and other applicable revenues	\$52,000,000
	Component 3	General Fund expense	General Fund Unassigned Fund Balance	\$3,920,276

Combined CIP:  
\$81,238,924



## Agenda Item Related to CIP and Relocation Costs

Discussion and action on a Resolution to authorize the creation of the City of El Paso 2013 City Hall Relocation and Ballpark Capital Improvement Plan (“CIP”) in order to establish the relocation projects and the public sports facility project in the amount of \$81,238,924; to authorize the use of a combination of Certificates of Obligation, revenue bonds, or other allowable sources for the CIP pursuant to the City’s Debt Management Policy and applicable state laws; to authorize the City Manager to allocate funds out of the unassigned general fund balance in the City of El Paso FY2013 Budget in an amount not to exceed \$3,920,276 for Information Technology projects, records and archiving projects, and moving costs related to the relocation of City Hall; and to authorize the City Manager to establish funding sources and execute any and all documents, including budget transfers, necessary for the execution of the CIP and associated relocation costs.